

113.0

0007

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

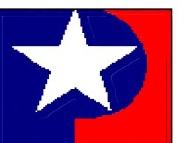
718,300 / 718,300

USE VALUE:

718,300 / 718,300

ASSESSED:

718,300 / 718,300



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
580		SUMMER ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GOLDMAN GARY/ETAL	
Owner 2:	HOPWOOD JONNA C	
Owner 3:		

Street 1: 580 SUMMER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 5,851 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1491 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5851		Sq. Ft.	Site		0	70.	0.92	6			Med. Tr	-10					375,185						375,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5851.000	343,100		375,200	718,300			72637
							GIS Ref		
							GIS Ref		
							Insp Date		
							07/18/16		

## PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	343,100	0	5,851.	375,200	718,300	718,300 Year End Roll
2019	101	FV	263,800	0	5,851.	369,800	633,600	633,600 Year End Roll
2018	101	FV	263,800	0	5,851.	284,100	547,900	547,900 Year End Roll
2017	101	FV	263,800	0	5,851.	268,000	531,800	531,800 Year End Roll
2016	101	FV	250,800	0	5,851.	246,500	497,300	497,300 Year End
2015	101	FV	237,700	0	5,851.	230,500	468,200	468,200 Year End Roll
2014	101	FV	237,700	0	5,851.	212,200	449,900	449,900 Year End Roll
2013	101	FV	237,700	0	5,851.	212,200	449,900	449,900

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLMES JEFFREY	25444-555		6/28/1995		180,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2016	266		125,000	O				
10/6/2004	1019	Redo Bat	110,000	C		G6	GR FY06	LENGTHEN EXISTING

## ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2016	Meas/Inspect	DGM	D Mann
7/11/2016	Left Notice	DGM	D Mann
7/11/2016	Permit Visit	DGM	D Mann
12/9/2008	Meas/Inspect	345	PATRIOT
4/22/2005	Permit Visit	BR	B Rossignol
2/9/2000	Meas/Inspect	263	PATRIOT
8/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

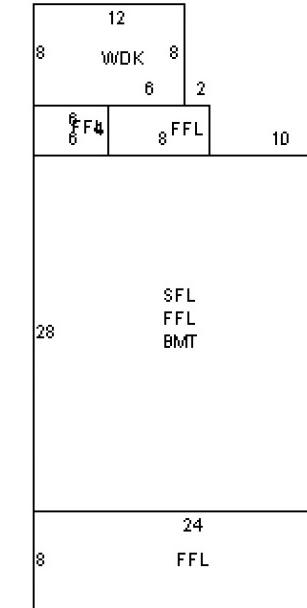
Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

PDAS. OF=2ND SINK IN FBATH.

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 3
	Baths: 1	HB

**OTHER FEATURES**

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:	1	Rating: Average

WSFlue:		Rating:
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**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004

Plumbing:	
Electric:	
Heating:	
General:	

Totals		
1	7	3

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	18.6 %
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**CALC SUMMARY**

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	171.990
Other Features:	90500

Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421466

Depreciated Total:	343073

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00
Special Features:	0
Final Total:	343100
Val/Su SzAd	230.08

Before Depr:	189.19
Val/Su Net:	151.88
Val/Su SzAd	230.08

**PARCEL ID**

113.0-0007-0001.0

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

2 Frame Shed D Y 1 6X8 A AV 1975 0.00 T 35.2 101 [ ] [ ] [ ] [ ] [ ] [ ]

**SKETCH**

Net Sketched Area: 2,259 Total: 292,650

Size Ad 1491.2000 Gross Are 2360 FinArea 1491

**IMAGE****AssessPro Patriot Properties, Inc**